



Document 2025 440

Book 2025 Page 440 Type 03 001 Pages 3

Date 2/19/2025 Time 3:18:11PM

Rec Amt \$17.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$309.60 ANNO

Rev Stamp# 66 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$194,000⁰⁰

WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Tel:
5154623731

Taxpayer Information: Winterset Iowa Properties, LLC, 217 N 1st Ave, Winterset, IA 50273

Return Document To: Winterset Iowa Properties, LLC, 217 N 1st Ave, Winterset, IA 50273

Grantors: Forte Piano Services, LLC

Grantees: Winterset Iowa Properties, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, Forte Piano Services, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Winterset Iowa Properties, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The South 22 feet of the North Half (½) of Lots Three (3) and Four (4) in Block Eleven (11) of the Original Town of Winterset, Madison County, Iowa, except a strip 16 feet in width off the East side thereof used for alley,

AND

The North 44 feet of Lot Three (3) in Block Eleven (11) of the Original Town of Winterset, Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

This Warranty Deed given in satisfaction of Real Estate Contract filed February 6, 2023, in Book 2023, Page 289, in the Recorder's Office of Madison County, Iowa.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 2/18/2025.

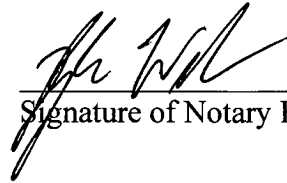
Forte Piano Services, LLC, an Iowa limited liability company

By Elizabeth Hoenig
Elizabeth Hoenig, Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 18, 2025 by Elizabeth Hoenig as Manager of Forte Piano Services, LLC a limited liability company.





Signature of Notary Public